

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**41 SHORELANDS DRIVE,
CLOUGHEY,**

OFFERS AROUND £235,000

Welcome to Shorelands Drive, Cloughey - a charming location for this delightful detached house.

This spacious property boasts four bedrooms, perfect for a growing family or those in need of extra space. The modern kitchen is a highlight, offering a good range of units, space for dining, and an island with seating and storage - ideal for entertaining guests or enjoying family meals.

The property features a generously sized living room with an open fireplace, creating a cosy and inviting atmosphere. With a ground floor wc, a first-floor family bathroom, and a primary bedroom with an ensuite, convenience and comfort are at the forefront of this home.

One of the standout features of this property is the semi-rural views over adjacent fields, providing a peaceful and picturesque setting for residents to enjoy.

Don't miss out on the opportunity to make this house your home in the tranquil corner of the Shorelands Development.



Key Features

- Spacious Four Bedroom Property In The Shorelands Development In Cloughey
- Modern Kitchen With A Good Range Of Units And Space For Dining
- Ground Floor Guest WC, First Floor Family Bathroom And Primary With Ensuite
- Close To The Seafront And All Local Amenities
- Private Corner Site Within A Cul De Sac With Adjacent Rural Fields
- Well Proportioned Living Room With Open Fireplace
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Viewing Is Recommended For This Beautiful Family Home



Accommodation

Comprises:

Entrance Hall

Wood laminate flooring.

Guest WC

White suite comprising pedestal wash hand basin with mixer tap, low flush wc, part tiled walls, tiled flooring.

Living Room

18'0" x 12'4"

Wood laminate flooring, open fireplace with tiled hearth, cast iron inset, marble surround and mantle, corniced ceiling, ceiling rose.

Kitchen/Dining Room

20'0" x 18'4"

Modern range of high and low-level units, laminate work surfaces, space for fridge/freezer, integrated "Logik" oven with four ring electric hob and stainless steel extractor fan and hood, single stainless steel sink with mixer tap and built-in drainer, plumbed for washing machine, space for tumble dryer, island with storage, seating and feature quartz marbled work surface, space for dining, under stair storage, tiled floor, part tiled walls, double doors to rear garden.

First Floor

Landing

Hotpress with storage and access to roofspace.

Bedroom 1

13'9" x 12'1" @ widest points

Double room with ensuite.

Ensuite

White suite comprising wall-mounted wash hand basin with mixer tap and feature tiled splashback, low flush wc, shower enclosure with overhead shower and glazed door, tiled floor, part tiled walls, extractor fan.

Bedroom 2

11'1" x 9'2"

Double room.

Bedroom 3

10'9" x 8'6"

Double room.

Bedroom 4

9'6" x 8'6"

Wood laminate flooring.

Bathroom

White suite comprising wall-mounted wash hand basin with mixer tap and feature tiled splashback, low flush wc, panelled bath with overhead shower and glazed screen, tiled floor, part tiled walls, extractor fan.

Outside

Front: area in lawn, brick paviour driveway with parking for multiple vehicles, paved walkway.

Rear: area in lawn, paved entertaining area, oil fired boiler, oil storage tank, outside light, outside tap, private site.



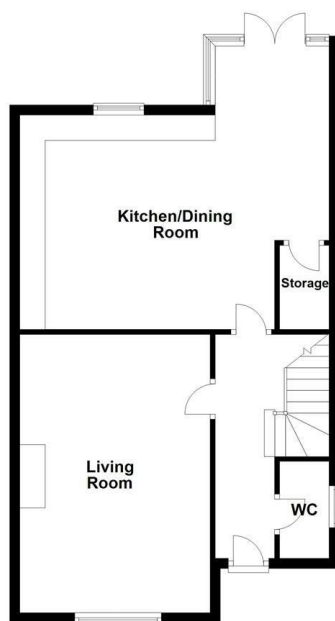




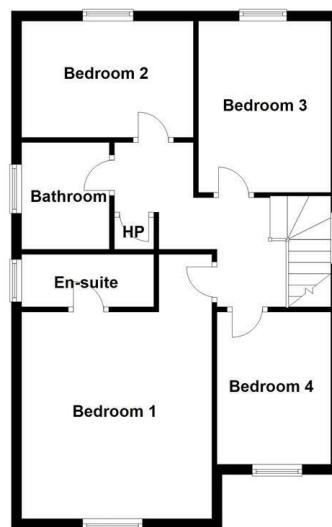




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

41 Shorelands Drive

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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